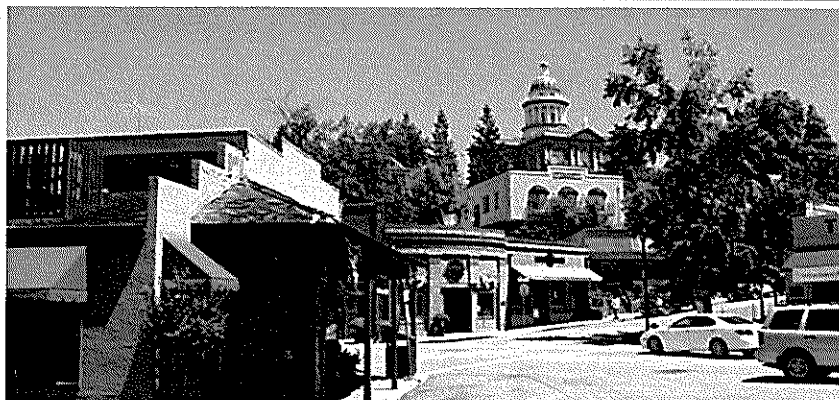
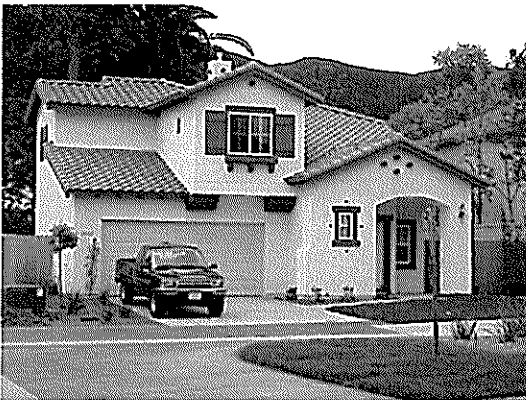


City of Auburn 2013-2021 Housing Element Update

Public Workshop

Presented by
PMC[®]

October 17, 2012



Agenda

- Welcome and Introductions
- Housing Element Requirements
 - Importance of Compliance
- New Legislation
- Regional Housing Needs Allocation (RHNA)
- Housing Needs Assessment Overview
- Goals and Policies
- Schedule
- Comments/Questions

Goals for the meeting

- Provide an overview of the purpose, schedule and requirements for the Housing Element update — and why the City is updating its Housing Element
- Provide background information on the Housing Element process, housing needs
- Identify and plan for the future housing needs of the community

Housing Element Requirements

- One of the seven mandated elements
- Existing and projected housing needs of all economic segments of the community
- 4-year or 8-year timeframe
- State sets schedule for periodic update of Housing Element
- Review by California Department of Housing and Community Development (HCD)



Importance of Compliance

- Legal responsibility
 - Must be certified for adequate General Plan
- Access to state funding resources
- Fiscal obligation
 - Could have to pay legal fees, including plaintiff's fees, if challenged

State Law Requirements

- SB 812 (2010) – persons with developmental disabilities
- SB 375 (2008) – rezoning and update schedule
- SB 2 (2007) - emergency shelters, transitional and supportive housing
- AB 2634 (2006) - existing and projected extremely low-income need
- AB 2511 (2006) – Anti NIMBY and no net loss requirement



Regional Housing Needs Allocation (RHNA)

- State law requires HCD to determine total regional housing needs
- SACOG distributes the regional number among its jurisdictions
- Auburn's 2013-2021 allocation (308) is distributed among 5 standard income categories

Regional Housing Needs Allocation (RHNA)

Income Category	Income Range	RHNA	Percent of Total
Extremely Low Income	\$0-\$22,850	37	12%
Very Low Income	\$22,851-\$38,050	37	12%
Low Income	\$38,051-\$60,900	52	17%
Moderate Income	\$60,901-\$91,300	57	18%
Above Moderate	>\$91,300	125	41%
Total		308	100%

Planning to house Auburn residents

We need to plan for 308 new housing units for people working in our community:

- Warehousing & retail employees - \$20,584/yr
- School Bus Driver - \$32,536/yr
- Office assistants - \$35,655/yr
- Postal Services, Mail Carrier - \$51,988/yr
- Middle School Teacher- \$56,391/yr
- Police officers - \$67,595/yr

Source: EDD 2008-2018 Occupational Employment Projections Median Annual Income

Housing Needs Assessment



Demographics

	Auburn	Placer County
Population (2010)	13,330	348,432
Total Households (2010)	5,759	132,627
Household Size (2010)	2.27	2.60

Source: 2010 Census, 2010 DOF

Housing Characteristics

Auburn (2010)	Owner	Renter
Total Housing Units	59%	41%
Overpaying	22%	52%

Source: 2010 Census 2008-2010 ACS



Special Needs Groups

Auburn (2010)	Number	Percentage of Population
Elderly (65+)	2,532	19%
Female Headed Households	703	12%
Large Households (5+)	368	4%
Persons with Disabilities	2,486	21%

Source: 2010 Census

Rental Housing Affordability

2012 Placer County Median Income: \$76,100

Income Category	Household Income Limit (4-person household)	Affordable Monthly Income	Affordable Monthly Rent*
Extremely Low Income	\$22,850	\$1,904	\$572
Very Low Income	\$38,050	\$3,170	\$951
Low Income	\$60,900	\$5,075	\$1,523
Moderate Income	\$91,300	\$7,610	\$2,283

Source: 2011 HCD State Income Limits,

*Utilities not included

Rental Prices

Number of Bedrooms	Price Range	Median Price
1 bedroom	\$700 - \$875	\$775
2 bedroom	\$799 - \$1,250	\$1,045
3 bedroom	\$1,400 - \$1,800	\$1,598
4 bedroom	\$2,095	\$2,095

Source: Auburn: For Rent, The Auburn Journal, Craigslist, October 2012



Ownership Affordability

Income Category	Household Income Limit (4-person household)	Maximum Purchase Price*
Extremely Low	\$22,850	\$79,870
Very Low Income	\$33,350	\$110,868
Low Income	\$53,350	\$177,034
Moderate Income	\$75,000	\$249,748

Source: 2011 HCD State Income Limits,

* <http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web>



Sales Prices

No. Bedrooms	Jul - Sep 11	1 year prior	5 years prior
2 bedrooms	\$150,000	\$143,000	\$310,000
3 bedrooms	\$264,843	\$255,000	\$371,750
4 bedrooms	\$343,000	\$356,759	\$550,750
All Properties	\$255,000	\$247,000	\$371,750

Source: Trulia.com



Goals and Policies



Goal 1: Provide a range of housing choices

- Policy 1.1: Maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth
- Policy 1.2: Ensure high quality in all new residential developments.
- Policy 1.3: Use state and federal funding assistance to develop affordable housing.
- Policy 1.4: The City shall identify areas where infrastructure exists or proposed to support residential development.
- Policy 1.5: Support pre-existing nonconforming residential uses if the single reason that these uses are nonconforming is their density.
- Policy 1.6: Encourage the development of second residential units.



Goal 2: Encourage the maintenance, improvement, and rehabilitation of the existing housing stock

Policy 2.1: The City shall encourage private reinvestment in older residential neighborhoods.

Policy 2.2: The City shall encourage private rehabilitation of housing.

Policy 2.3: The City shall pursue state and federal funding assistance to rehabilitate housing.

Goal 3: Conserve the existing stock of affordable rental housing and offer incentives for new affordable housing

Policy 3.1: The City will preserve low-income housing by monitoring “at-risk” subsidized housing when subsidies are in jeopardy of expiring.

Policy 3.2: The City will offer density bonuses and other incentives in the construction of affordable housing.

Goal 4: Encourage energy efficiency on both new and existing housing

Policy 4.1: The City shall promote the development of energy and resource efficient housing types.

Policy 4.2: The City shall encourage innovative and cost effective building technologies.



Goal 5: Promote equal opportunity to secure housing for all members of the community

- Policy 5.1: Provide incentives to developers to address special housing needs.
- Policy 5.2: Encourage greater access to housing for persons with disabilities.
- Policy 5.3: Make information on the Placer County Health and Human Services Department available to the public.
- Policy 5.4: Work with Placer County and surrounding jurisdictions to address the needs of the homeless.
- Policy 5.5: Cooperate with community-based organizations that provide services or information to the homeless.
- Policy 5.6: Assist in increasing the supply of housing that meets the needs of older adults.
- Policy 5.7: Permit transitional and supportive housing and emergency shelters as mandated by SB 2.



Goal 6: Adopt and Implement a Housing Element that is in compliance with State Law

- Policy 6.1: Revise the Housing Element as necessary to meet the changing needs of Auburn.
- Policy 6.2: The CDD will prepare quarterly reports for the PC and CC on the progress in implementing the Housing Element.
- Policy 6.3: The RDA shall promote the implementation of the policies and goals of the Housing Element.
- Policy 6.4: The City shall continue to actively participate in regional housing solutions.



Proposed Schedule

Public Workshop	October 2012
Public Review Draft Available	February 2013
Submit Draft Housing Element to State	February 2013
Receive comments back from State	March 2013
City Council adoption of Final Housing Element	April/May 2013